



THE
A-TEAM

**RE/MAX
FIRST**

2416 35 Street, Calgary T3E2Y1

MLS®#: **A2170418** Area: **Killarney/Glengarry** Listing Date: **10/15/24** List Price: **\$1,299,800**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,938**
 Low Sqft:
 Ttl Sqft: **1,938**

DOM

98
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Interior Lot,Landscaped,Level,Street Lighting,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Composite Siding,Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Cooktop,Gas Water Heater,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Open Floorplan,Quartz Counters,Soaking Tub,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	21`0" x 12`0"
Dining Room	Main	17`0" x 10`0"
Foyer	Main	7`3" x 6`7"
Bedroom - Primary	Upper	19`11" x 15`11"
4pc Ensuite bath	Upper	7`11" x 4`11"
Walk-In Closet	Upper	4`7" x 4`5"

Room	Level	Dimensions
Living Room	Main	15`11" x 11`11"
2pc Bathroom	Main	5`1" x 4`11"
Mud Room	Main	5`7" x 5`0"
Walk-In Closet	Upper	12`4" x 9`4"
Bedroom	Upper	13`3" x 9`8"
Bedroom	Upper	13`3" x 9`8"

Walk-In Closet
 Laundry
 Family Room
 4pc Bathroom
 Laundry

Upper 4`7" x 3`11"
 Upper 7`6" x 5`11"
 Basement 14`6" x 13`3"
 Basement 8`11" x 4`11"
 Basement 4`10" x 3`3"

4pc Bathroom
 Kitchen
 Bedroom
 Furnace/Utility Room
 Storage

Upper 7`11" x 4`11"
 Basement 11`8" x 5`4"
 Basement 12`7" x 8`8"
 Basement 10`8" x 5`11"
 Basement 8`5" x 3`3"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **4367X**

Zoning:
R-CG

Remarks

Pub Rmks: **Nestled in the heart of Killarney, lies a thoughtfully designed and carefully built custom home. The APPROVED LEGAL BASEMENT SUITE offers the ultimate flexibility between affordability and functionality. This home and street has wonderful curb appeal. Upon entry, the main floor greets you with 3/4" wide plank, engineered white oak flooring throughout, a designer kitchen with custom painted kitchen millwork, an 11ft long quartz, waterfall island with pendant lights above the island, and a gas range with wall ovens. It is truly a cook's dream with plenty of storage. There is a gas fireplace with tile surround in the living room which leads to a rear deck, private fenced back yard, and detached double garage. The second floor has 3 large bedrooms, with the wonderfully styled primary bedroom, ensuite with heated floor, and closet, on the front of the home. The basement has a spacious, legal basement suite with private side access, which can be rented for income immediately or used as part of the home. This home is roughed in for Vacuum system, steam shower, and air conditioning, and can be suited to the Buyer's individual needs. The attention to detail and care in building this home is evident from top to bottom and it comes with New Home Warranty for the new owner which starts the day they move in. Killarney is a family-friendly neighborhood and 35 ST in particular has transformed beautifully with several new infill properties in the immediate vicinity. There is direct access to downtown, and accessibility to shopping, gyms, restaurants, grocery stores, and other amenities. Disclosure: The listing Realtor has an interest in the property.**

Inclusions: **N/A**
 Property Listed By: **Royal LePage Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







